

CITY OF BLOOMINGTON



December 9, 2024 @ 4:00 p.m.

401 N. Morton Street
Kelly Conference Room #155 & via Zoom:

<https://bloomington.zoom.us/j/86714253039?pwd=SXJ2bmNwRFhLeVZSRW44TVl0T3hZUT09>

Meeting ID: 867 1425 3039

Passcode: 064896

CITY OF BLOOMINGTON
PLAT COMMITTEE
December 9, 2024 at 4:00 p.m.

401 N. Morton Street, City Hall
Kelly Conference Room #155

HYBRID MEETING:

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Meeting ID: 867 1425 3039

Password: 064896

PETITION MAP: <https://arcg.is/1Kzr4P2>

ROLL CALL

MINUTES TO BE APPROVED:

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITIONS:

DP-37-24/PLAT2024-09-0038

Latitude 39 North Properties, LLC

1217 N. Madison Street

Parcel: 53-05-32-101-009.000-005

Request: Primary plat approval of a two-lot subdivision of 0.27 acres in the Residential Small Lot (R3) zoning district. Case Manager: Eric Greulich

**Next Meeting Date: January 13, 2025

Updated: 12/6/2024

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BLOOMINGTON PLAN COMMISSION
STAFF REPORT – Second Hearing
Location: 1217 N. Madison Street

CASE #: DP-37-24 / PLAT2024-09-0038
DATE: December 9, 2024

PETITIONER: Latitude 39 North Properties, LLC
 PO Box 67, Bloomington

CONSULTANTS: Smith Design Group
 1467 W. Arlington Road, Bloomington

REQUEST: The petitioner is requesting primary plat approval for a 2-lot subdivision of 0.27 acres in the Residential Small Lot (R3) zoning district. Also requested is delegation of secondary plat approval to staff.

BACKGROUND:

Area:	0.27 acres
Current Zoning:	Residential Small Lot (R3)
Comp Plan Designation:	Neighborhood Residential
Existing Land Use:	Dwelling, Single Family (detached)
Proposed Land Use:	Dwelling, Single Family (detached)
Surrounding Uses:	North – Dwelling, Single family
	West – Restaurant
	East – Dwelling, Single family and multifamily
	South – Dwelling, Single family

CHANGES SINCE FIRST HEARING: At the first hearing on November 4, 2024 additional information regarding stormwater drainage was requested and has since been provided to City of Bloomington Utilities. Acceptance and approval of that plan was granted by CBU. No other changes to the petition have been submitted since the first hearing.

REPORT: The property is located at 1217 N. Madison Street and is zoned Residential Small Lot (R3). Surrounding land uses include single family residences to the north and south, single and multi-family residences to the east, and a restaurant to the west. There are no known regulated environmental features on this property. While there are three trees along the south property line, these are not considered closed canopy or required to be preserved. The property currently contains a single family dwelling unit, but this was approved for demolition.

The petitioner is proposing to subdivide the property to create two lots and develop each lot with a single family residence. As part of this petition, the petitioner is proposing to use the Sustainable Development or Affordable Housing incentives, which allows for a maximum 40% reduction in the required minimum lot width. At this time, the petitioner is anticipating to pursue the Sustainable Development Incentives and each house would be LEED Certified. The minimum lot width in the R3 district is 50' and the petitioner is proposing a lot width of 42.97' which is only a 15% reduction and would therefore be allowed within the 40% allowable reduction. Both lots meet the minimum 5,000 sq. ft. lot size of the R3 district and are approximately 5,155 square feet each.

Access for the two lots would be through a private drive along the west side of the lots that connects through adjacent properties to 16th Street to the south. No driveway connections to Madison Street are proposed. There is an existing 5' wide concrete sidewalk and 5' tree plot with street trees along

Madison Street that would be remaining.

20.06.060(b)(3)(E) PRIMARY PLAT REVIEW: The Plan Commission or Plat Committee shall review the primary plat subdivision petition and approve, approve with conditions, or deny the petition in accordance with Section 20.06.040(g) (Review and Decision), based on the general approval criteria in Section 20.06.040(d)(6) (Approval Criteria) and the following standards:

- i. All subdivision proposals shall be consistent with the need to minimize flood damage.
- ii. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
- iii. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards
- iv. Base flood elevation data shall be provided for subdivision proposals and other proposed development (including manufactured home parks and subdivisions), which is greater than the lesser of 50 lots or five acres.
- v. All subdivision proposals shall minimize development in the SFHA and/or limit intensity of development permitted in the SFHA
- vi. All subdivision proposals shall ensure safe access into/out of SFHA for pedestrians and vehicles (especially emergency responders).

PROPOSED FINDING: The site currently drains to the west and no on-site storm water detention has been required by City of Bloomington Utilities (CBU). Individual drainage plans for each lot will be finalized at the time of a building permit. Water and sanitary sewer connections will be connected to existing infrastructure on Madison Street. Minor improvements to the lines and connections have been brought to the attention of the petitioner by CBU and will be finalized with the building permits. There are no portions of this site that lie within the 100-year regulatory special flood hazard area.

20.06.040(d)(6)(B) General Compliance Criteria

- i. Compliance with this UDO
- ii. Compliance with Other Applicable Regulations
- iii. Compliance with Utility, Service, and Improvement Standards
- iv. Compliance with Prior Approvals

PROPOSED FINDING: Through the use of the allowed incentives to allow a reduced lot width, all of the proposed lots meet the minimum lot area and lot width standards of the UDO. There are no other known applicable regulations that would apply to this property or subdivision. Approval from the City of Bloomington Utilities Department is required prior to the issuance of any building permits. Preliminary plans for sewer and water connections have been submitted to CBU for review and no major obstacles besides minor upgrades have been identified. There are no other known prior approvals for this property.

20.06.040(d)(6)(D) Additional Criteria Applicable to Primary Plats and Zoning Map Amendments (Including PUDs)

- i. Consistency with Comprehensive Plan and Other Applicable Plans
The proposed use and development shall be consistent with and shall not interfere with the achievement of the goals and objectives of the Comprehensive Plan and any other adopted plans and policies.
- ii. Consistent with Intergovernmental Agreements

The proposed use and development shall be consistent with any adopted intergovernmental agreements and shall comply with the terms and conditions of any intergovernmental agreements incorporated by reference into this UDO.

iii. Minimization or Mitigation of Adverse Impacts

1. The proposed use and development shall be designed to minimize negative environmental impacts and shall not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, wildlife habitat, soils, and native vegetation.
2. The proposed use and development shall not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance.
3. The proposed use and development shall not result in significant adverse fiscal impacts on the city.
4. The petitioner shall make a good-faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the pre-submittal neighborhood meeting for the specific proposal, if such a meeting is required.

iv. Adequacy of Road Systems

1. Adequate road capacity must exist to serve the uses permitted under the proposed development, and the proposed use and development shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services.
2. The proposed use and development shall neither cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

v. Provides Adequate Public Services and Facilities

Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, streets, potable water, sewer, stormwater management structures, schools, public safety, fire protection, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.

vi. Rational Phasing Plan

If the petition involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required to comply with the project's cumulative development to date and shall not depend upon subsequent phases for those improvements

PROPOSED FINDING: The proposed plat and use of the property as a “Dwelling, Single Family” use is consistent with Comprehensive Plan designation of the property as Neighborhood Residential. There are not any Interlocal Agreements that would pertain to this subdivision. There are no expected adverse impacts as a result of this plat. The proposed plat allows the creation of 2 single family lots that are consistent with the requirements of the UDO with access to existing road system, public services, and public facilities. As mentioned previously, access to the lots will come through driveways to 16th Street to the south. The petitioner would be preserving the existing 5’ wide sidewalk and 5’ tree plot with street trees. The street trees were recently planted by the City. There are no known regulated environmental features that must be addressed with the plat. All

adjacent facilities and infrastructure are adequate to support the proposed use. No phasing of the plat is expected or approved.

PLAT REVIEW: The proposed subdivision is following the Infill Subdivision (IS) design standards.

Subdivision Standards:

Parent tract size (minimum): None

Parent tract size (maximum): 3 acre

Open space required: Not required

Lots served by alleys: Not required

Block length: Not required

Cul-de-sac length: Not permitted.

Transportation facilities: Madison Street is classified as a General Urban typology and requires a 10' wide concrete sidewalk and 8' tree plot. A total of 84' of right-of-way is required based on the Transportation Plan. The Planning and Transportation Director has approved the preservation of the existing sidewalk and tree plot. There are existing street trees in the tree plot, however one additional tree is required along this frontage to meet UDO requirements are met. A condition of approval has been included to that effect.

On-street parking: There is existing on-street parking along this section of Madison Street and no changes are proposed or approved with this subdivision.

Tree plot width: The minimum tree plot width required for the General Urban typology is 8' and the petitioner is proposing to maintain the existing 5' wide tree plot. The City recently installed street trees along this section of Madison Street and are in good condition. The Planning and Transportation Director has approved the preservation of the existing sidewalk and tree plot due to the adjacent slope challenges with relocating the sidewalk further into the property. Street trees are required not more than 30' from center and one additional tree is needed to meet the UDO requirements.

Lot Establishment Standards:

Lot area and lot width: The minimum lot width in the R3 district is 50' and the minimum lot area is 5,000 square feet. With the use of the Incentives allowed within the UDO to allow a reduced lot width from the required 50' to 42.97', all of the proposed lots meet the UDO standards.

Lot shape: Both of the proposed lots meet the UDO requirement for regular lot size and a depth-to-width ratio not to exceed four to one.

Lot access: Both of the proposed lots have frontage on a public street with direct frontage on Madison Street. As mentioned previously, no drive cuts on Madison Street are proposed.

Stormwater Standards: No on-site stormwater detention has been required by CBU. Individual drainage plans for each lot will be reviewed by CBU with the building permit.

Right-of-Way Standards:

ROW width: Madison Street should have a total of 84' of right-of-way. The petitioner will be dedicating approximately 15' of right-of-way along this frontage to meet the total 42' of right-of-way required from centerline.

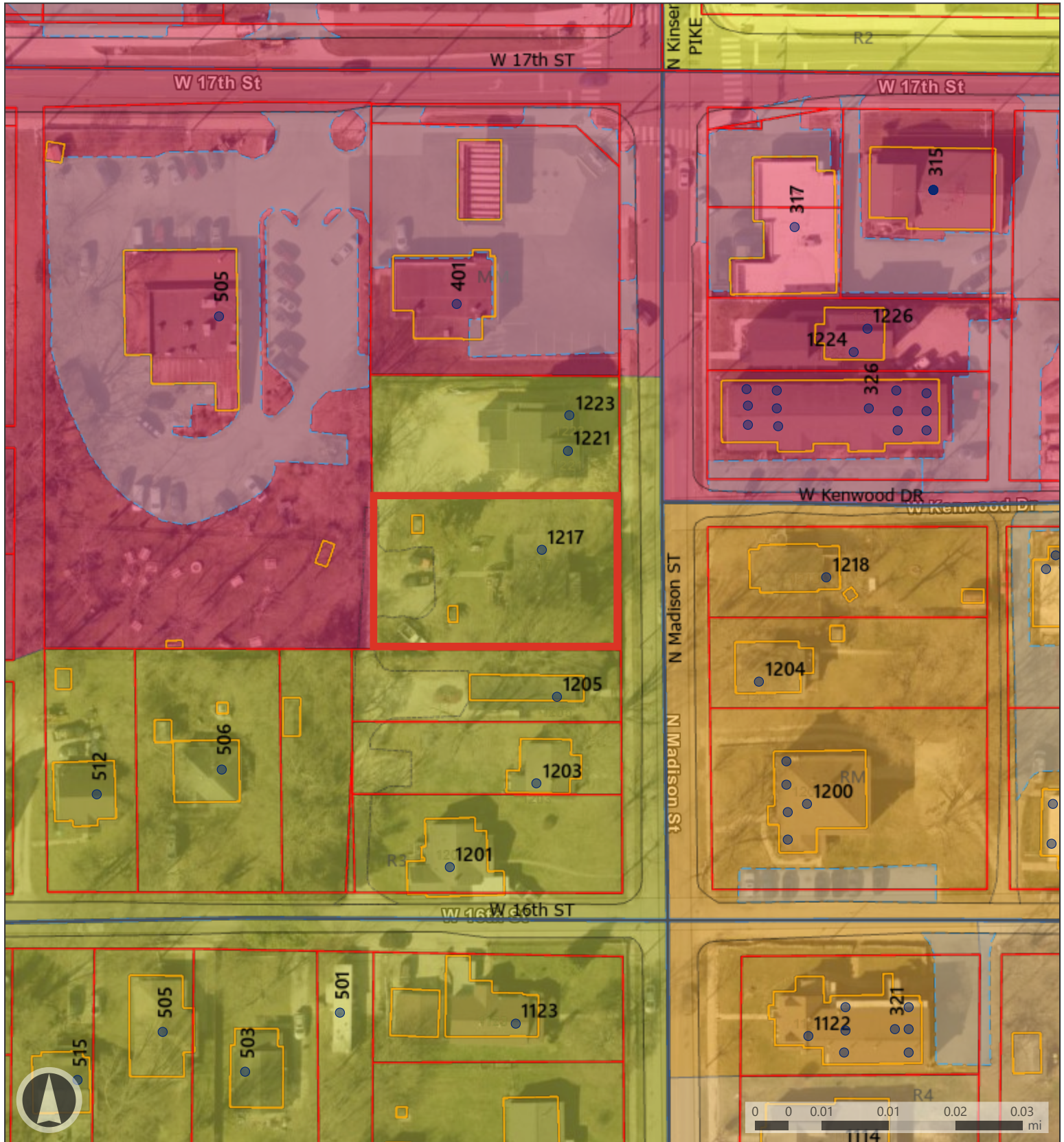
Environmental Considerations: There are no known steep slopes, karst features, or wetlands on the site.

Utilities: Utility service and facilities are located within Madison Street to the east and this development is proposing to connect to those facilities. City of Bloomington Utilities has indicated that minor improvements might be required to facilitate those connection.

CONCLUSION: This development would provide 2 single family lots that have the potential to be owner occupied and would fulfill many goals of the Comprehensive Plan and Housing Study that identifies the need for owner occupied housing and creation of new dwelling units and lots. In addition, this petition would utilize the Sustainable Development Incentives or Affordable Housing Incentives to further many of the goals of the Comprehensive Plan. Given the simple nature of this subdivision request and lack of known issues with review of the secondary plat the Department is recommending delegation of secondary plat approval to staff.

RECOMMENDATION: The Planning and Transportation Department recommends that the Plat Committee adopt the proposed findings and approve the primary plat with the following conditions of approval:

1. Individual drainage plans will be submitted to CBU for approval with the building permits for each lot.
2. Each lot must be constructed to the either the Sustainable Development or Affordable Housing Incentives through a Zoning Commitment.
3. Street trees are required not more than 30' from center along the entire property frontage.
4. All easements on the plat must be defined per UDO requirements.
5. Secondary plat approval is delegated to staff level.



Map Legend

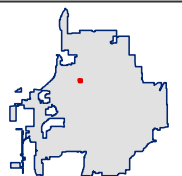
- Addresses
- ▭ Parcels
- ▭ Buildings

- Pavement
- Drive
- Alley

Parking Lot Type

- ▭ Paved Parking Lot
- Current

- City Maintained Streets
- Street Typology
- General Urban



Latitude 39 North Properties, LLC

PO Box 67, Bloomington, Indiana

Petitioner's Statement

1217 North Madison Street Infill Subdivision

Petitioner: Latitude 39 North Properties, LLC, Bloomington, Indiana

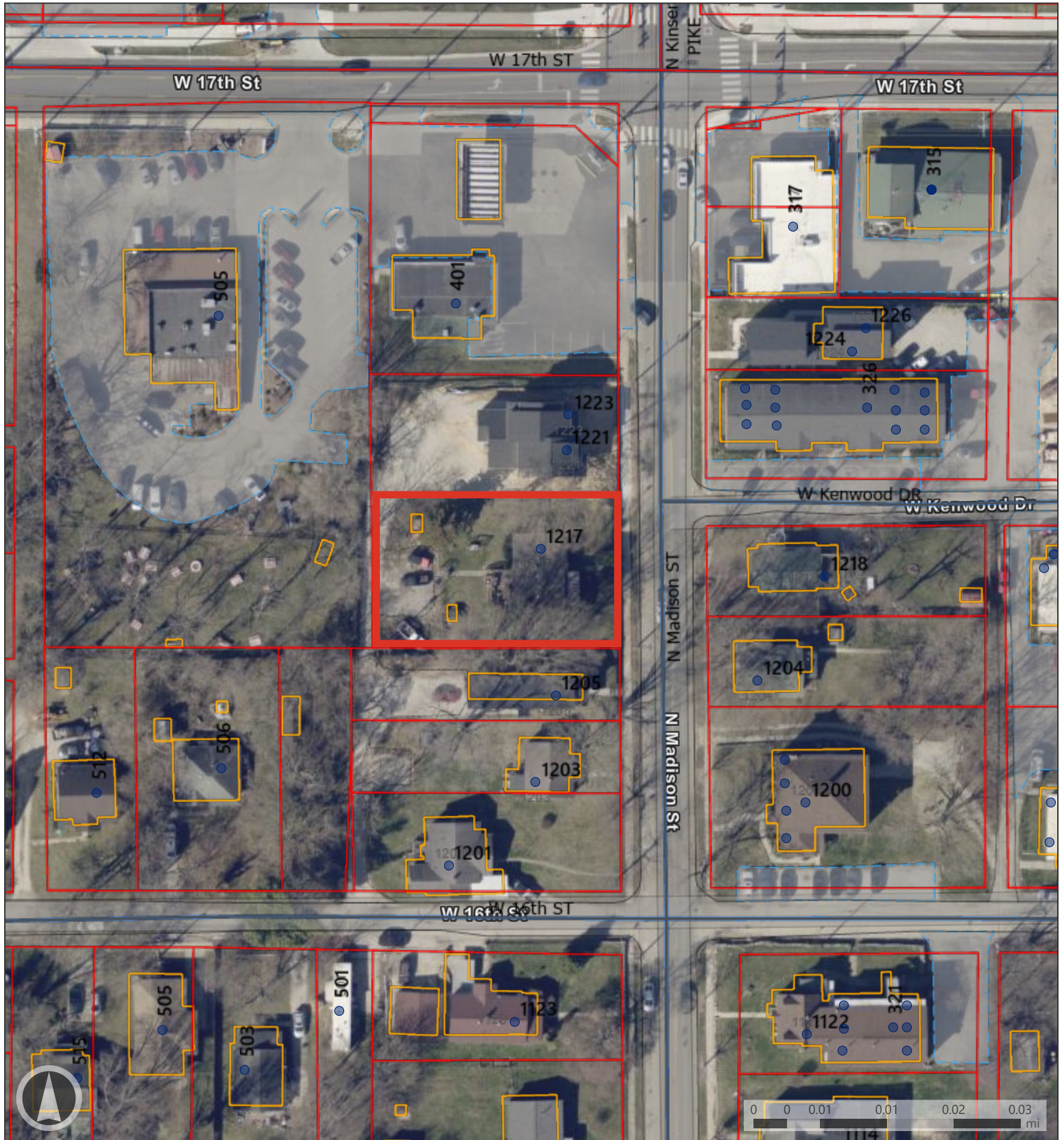
Property Description

1217 North Madison Street is a vacant, residential lot near the intersection of East 17th Street and North Madison St. The property is zoned R3 (Residential Small Lot). The property is bound by commercial uses to the North and West, multifamily apartments to the East, and a single-family residence to the South. Adjacent Zoning is R3 Residential to the South and MM Mixed-Use Medium Scale to the East, West, and North.

Infill Subdivision Request

Latitude 39 North Properties, LLC, is filing a request for a newly created infill subdivision. The proposal meets the development standards in the UDO. The existing lot at 1217 North Madison would be subdivided into two lots per the preliminary plat submitted with this application. However, the proposed plat does not meet the dimensional standards for R3 zoning. The minimum lot width for newly created lots in the R3 Zoning is fifty feet. The proposed lot width for the newly created lots is approximately forty-three feet. However, the Affordable Housing and Sustainable Development Standards & Incentives (UDO Chapter 20.04.110) allow for reduced dimensional standards in single family construction in the R3 Zoning. Specifically, Lot Width minimums can be reduced by up to 40%. At forty-three feet wide, the newly created lots would represent a 16% reduction of the minimum lot width of fifty feet. As such, the petitioner will follow the affordable housing or sustainable development incentive standards for future development of each lot.

The petitioner is also requesting the Secondary Plat Approval be completed by Planning Staff.



Map Legend

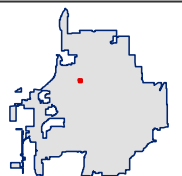
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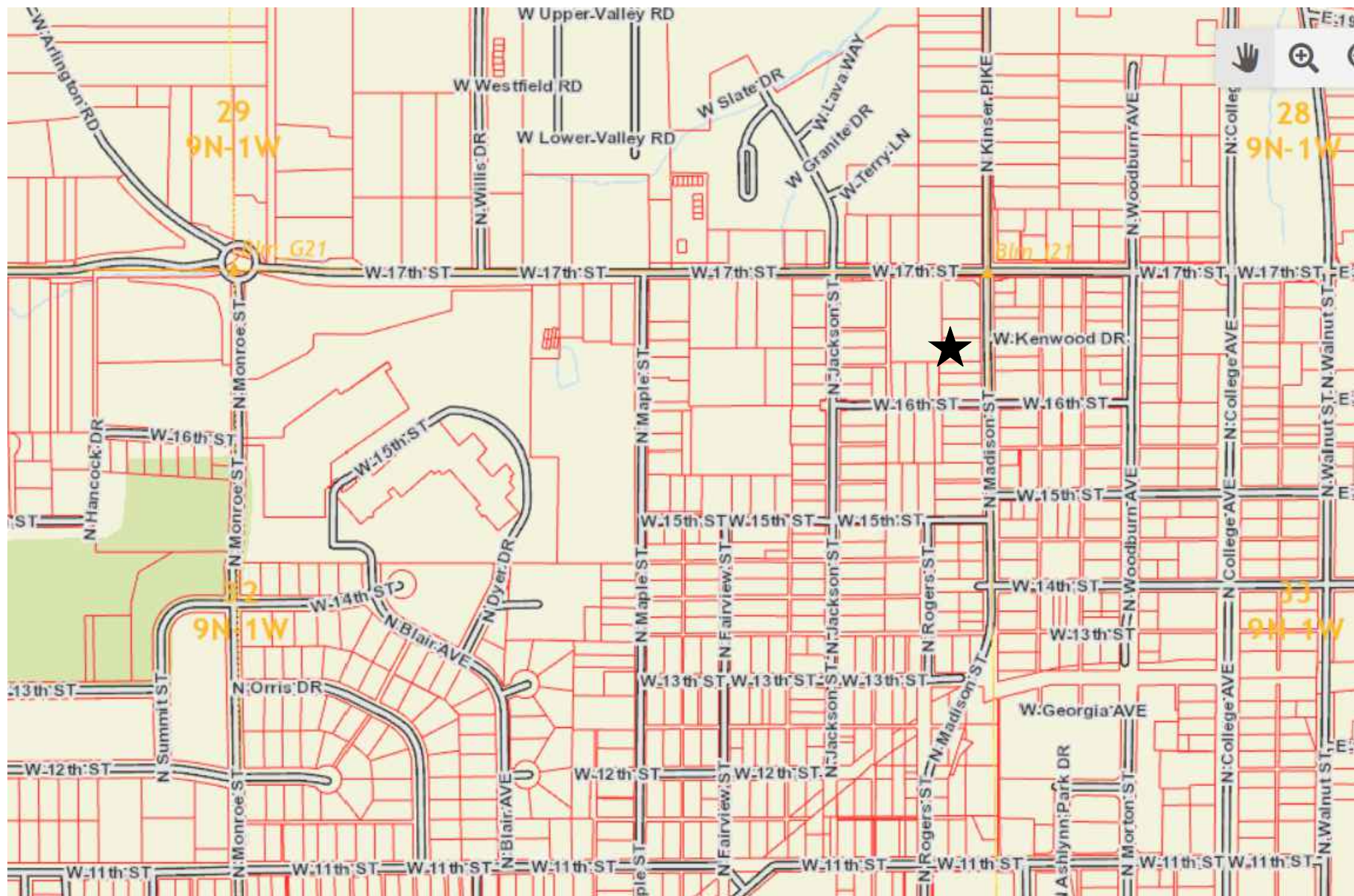
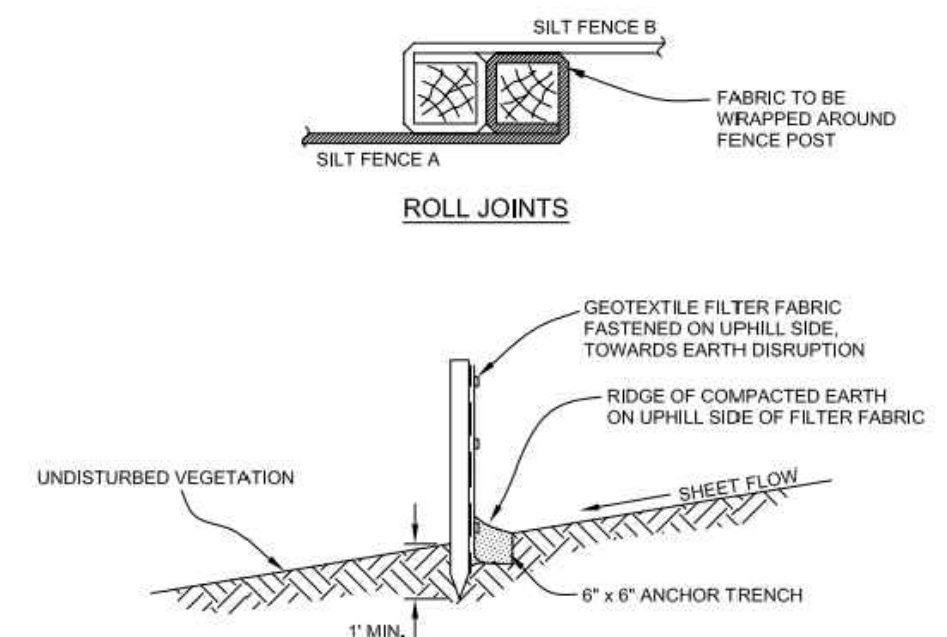
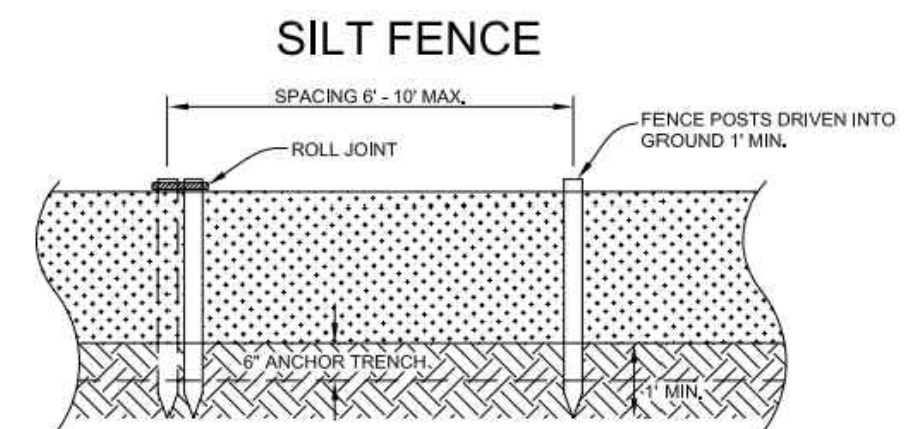
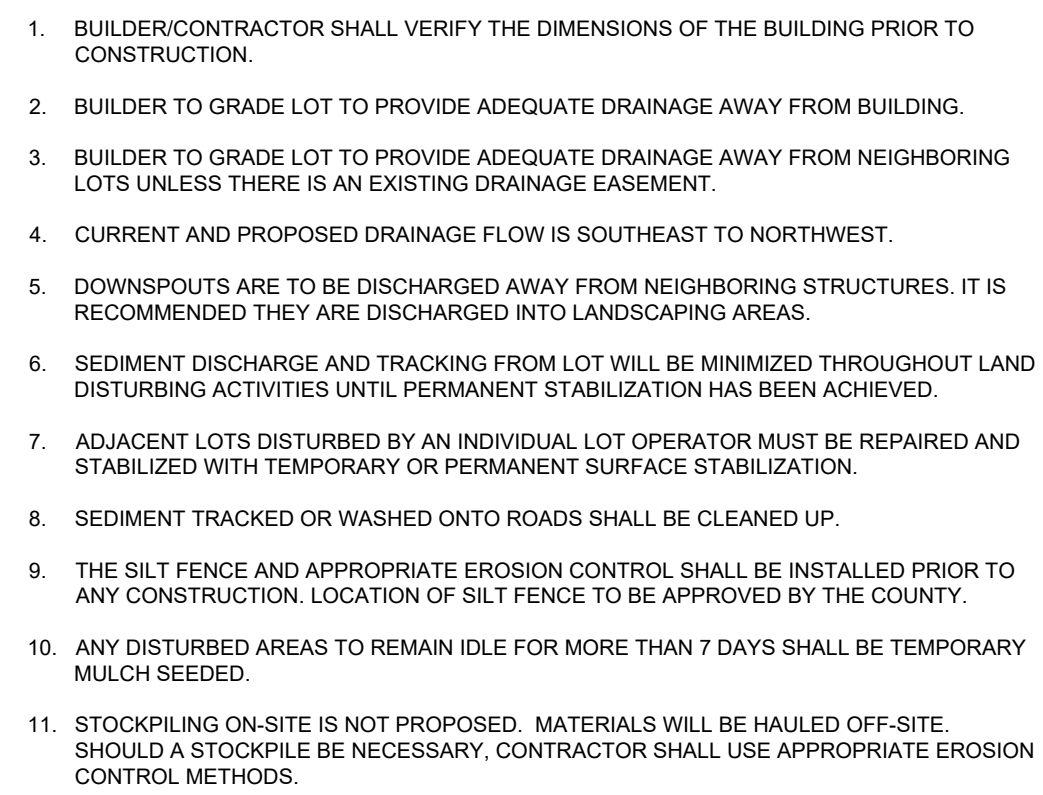
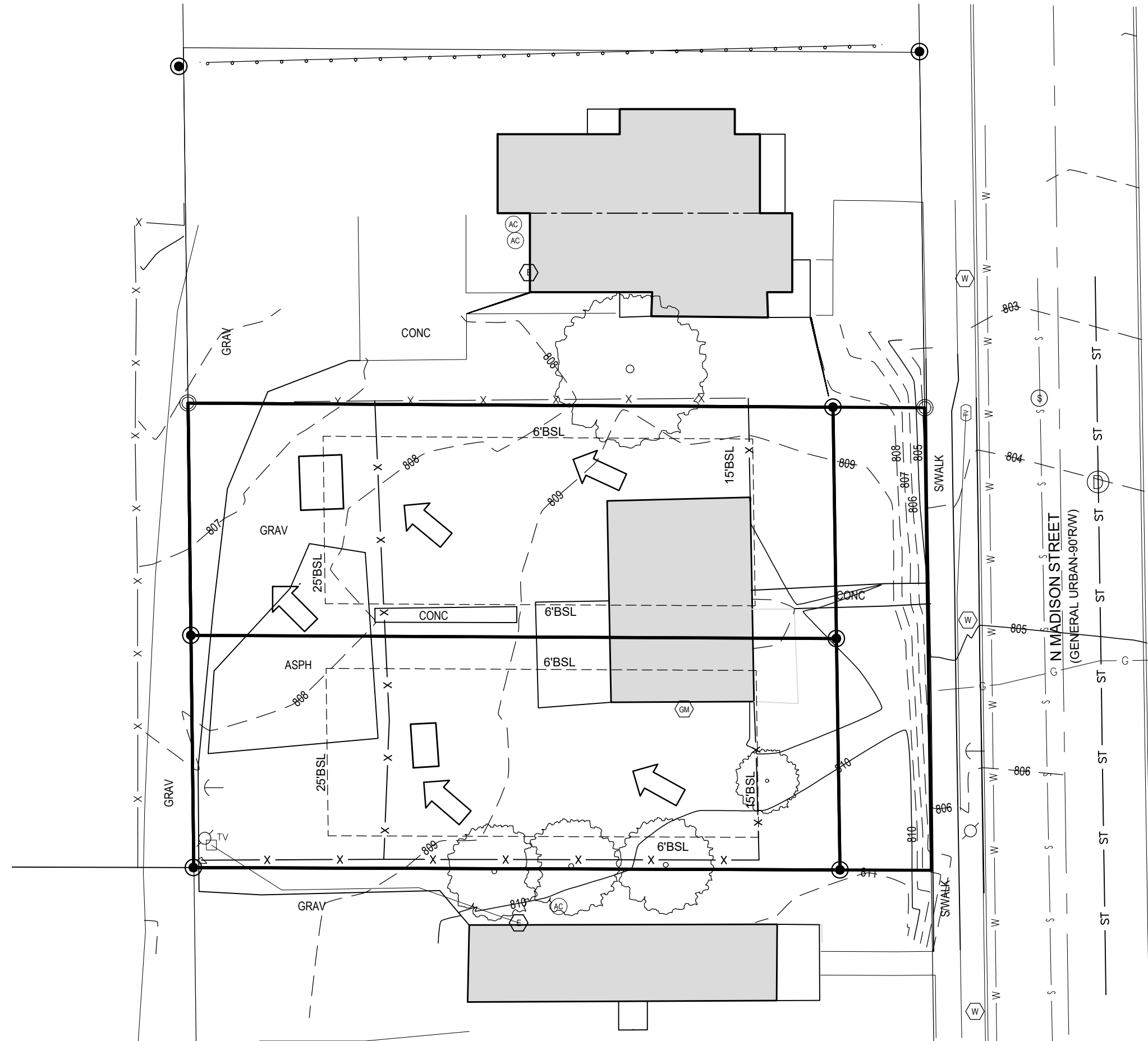
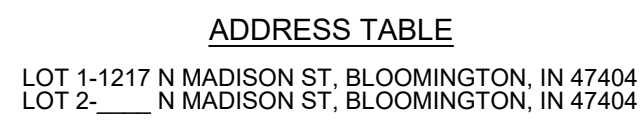
- Pavement
- Drive
- Alley

Parking Lot Type

- ▭ Paved Parking Lot
- Current

- City Maintained Streets
- Street Typology
- General Urban





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T: 812.336.6536 W: www.smithdginc.com Job: 6958 Page: 1/1 Date: September 9, 2024

